

**ORDINANCE NO. 20110922-068**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8501 BLUFFSTONE COVE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT AND RURAL RESIDENCE (RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT AND RURAL RESIDENCE (RR) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-conditional overlay (GR-CO) combining district and rural residence (RR) district to community commercial-conditional overlay (GR-CO) combining district and rural residence (RR) district on the property described in Zoning Case No. C14-2011-0062, on file at the Planning and Development Review Department, as follows:

Lot 15, Block X, Great Hills Phase B Subdivision, a subdivision in the City of Austin, Travis County, Texas according to the map or plat of record in Document No. 200300284, Official Public Records of Travis County, Texas to be zoned GR-CO, Save and Except a 3.989 acre tract of land, more or less, to be zoned RR, the 3.989 acre tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 8501 Bluffstone Cove, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The property within the boundaries of the community commercial (GR) conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
  
- B. Development of the property shall not exceed 25 percent of the gross site area.

C. The following uses are prohibited uses of the property:

Art workshop	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Business or trade school	Business support services
Commercial off-street parking	Communications services
Consumer convenience services	Consumer repair services
Exterminating services	Food sales
Funeral services	General retail sales (convenience)
General retail sales (general)	Group residential
Hotel-motel	Indoor entertainment
Indoor sports & recreation	Off-site accessory parking
Outdoor entertainment	Outdoor sports & recreation
Pawn shop services	Personal improvement services
Personal services	Pet services
Research services	Restaurant (limited)
Service station	Special use historic
Plant nursery	Theater
College or university facilities	Communication service facilities
Community recreation (private)	Community recreation (public)
Cultural services	Day care services (commercial)
Day care services (general)	Day care services (limited)
Guidance services	Hospital services (general)
Hospital services (limited)	Local utility facilities
Safety services	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
Public secondary educational facilities	Residential treatment
Telecommunication tower	Congregate living

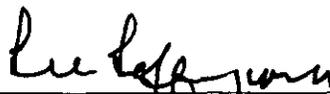
Except as otherwise specifically restricted under this ordinance, the property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on October 3, 2011.

**PASSED AND APPROVED**

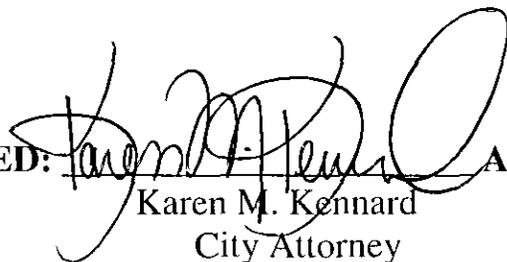
September 22, 2011

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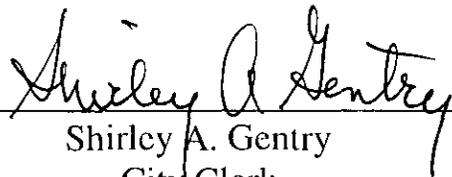
Lee Leffingwell  
Mayor

APPROVED:



Karen M. Kennard  
City Attorney

ATTEST:



Shirley A. Gentry  
City Clerk

RR"  
FLORIPALIN

173,946 SQUARE FEET  
OR 3.993 ACRES OUT  
OF THE JAMES COLEMAN  
SURVEY NO. 25  
ZONING CHANGE  
Page 1 of 3

December 31, 1997

FIELD NOTES TO 173,779 SQUARE FEET OR 3.989 ACRES OF LAND OUT OF THE JAMES COLEMAN SURVEY NO. 25 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 9.952 ACRE TRACT OF LAND, SAID 9.952 ACRE TRACT BEING ALL OF THAT CERTAIN (0.20 ACRE) TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF THAT CERTAIN (0.62 ACRE) TRACT OF LAND DESCRIBED AS TRACT 2, AS CONVEYED TO AUSTIN 360 ASSOCIATES BY DEED RECORDED IN VOLUME 10164, PAGE 373 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT CERTAIN (9.80 ACRE) TRACT OF LAND CONVEYED TO AUSTIN 360 ASSOCIATES BY DEED RECORDED IN VOLUME 10064 PAGE 83 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID 173,779 SQUARE FEET OR 3.989 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set in the southwest line of Lot 1, Block A, The Amended Plat of the Meadows of Great Hills, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 86 Pages 185C-185D, Plat Records of Travis County, Texas, same being in a northeast line of that certain (9.80 Acre) tract of land conveyed to Austin 360 Associates by deed recorded in Volume 10064 Page 83 of the Real Property Records of Travis County, Texas, for the Northwest corner and PLACE OF BEGINNING hereof, from which the a 1/2 inch iron rod found at most Northerly corner of said (9.80 Acre) tract, same being an angle point of said Lot 1, Block A, same being an existing corner of Simmons Road, a 60 ft. right-of-way, bears N 27 deg. 38' 23" W 45.49 feet;

THENCE along the common dividing line of the said (9.80 Acre) tract and said Lot 1, Block A, the following two (2) courses:

- (1) S 27 deg. 38' 23" E 331.27 feet to a 1/2 inch iron rod found;
- (2) N 67 deg. 13' 45" E 101.19 feet to a 1/2 inch iron rod set at elevation 629.3 ft. for the Northeast corner of this tract, from which the record Northeast corner of said (9.80 Acre) tract bears N 67 deg. 13' 45" E 72.06 feet, more or less;

EXHIBIT "A"

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AUS 02341

173,779 SQ. FT. OR 3.989 ACRES  
Page 2 of 3

THENCE crossing the said (9.80 Acre) tract, the following five (5) courses:

- (1) S 11 deg. 25' 34" E 264.74 feet to a 1/2 inch iron rod set;
- (2) S 11 deg. 02' 59" W 217.91 feet to a 1/2 inch iron rod set;
- (3) S 52 deg. 48' 37" W 138.27 feet to a 1/2 inch iron rod set;
- (4) S 50 deg. 28' 44" W 236.99 feet to a 1/2 inch iron rod set;
- (5) S 37 deg. 11' 45" W 192.95 feet to a 1/2 inch iron rod set at elevation 621.3 ft., in the existing north R.O.W. line of Forsythia Drive, a right-of-way of varying width, in the south line of the said (9.80 Acre) tract, for the Southeast corner of this tract;

THENCE along the north R.O.W. line of Forsythia Drive, and a south line of the said (9.80 Acre) tract, N 18 deg. 39' 36" W 48.95 feet to a 1/2 inch iron rod found in the east line of that certain (0.20 Acre) tract of land described as Tract 1, as conveyed to Austin 360 Associates by deed recorded in Volume 10164 Page 373 of the Real Property Records of Travis County, Texas, for a corner of this tract;

THENCE along the east line of said (0.20 Acre) Tract 1, the following three (3) courses:

- (1) S 45 deg. 00' 00" W 33.50 feet;
- (2) S 44 deg. 49' 48" W 21.31 feet;
- (3) S 29 deg. 16' 37" W 1.18 feet to a point at the Southeast corner of said (0.20 Acre) Tract 1, for a corner of this tract;

THENCE along the south line of said (0.20 Acre) Tract 1, N 18 deg. 41' 07" W 33.90 feet to a point for the Southwest corner of the said (0.20 Acre) Tract 1, for a corner of this tract;

THENCE along the west line of the said (0.20 Acre) Tract 1, N 45 deg. 01' 23" E 22.31 feet to a point at the most Southerly corner of Lot 1, Owen II Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Bk. 85 Pgs. 140B-C of the Plat Records of Travis County, Texas, for an angle point in this tract;

THENCE continuing along the west line of the said (0.20 Acre)

980115-F

AUS 02342

173,779 SQ. FT. OR 3.989 ACRES  
Page 3 of 3

Tract 1, and the east line of said Lot 1, Owen II  
Subdivision, the following two (2) courses:

- (1) N 45 deg. 00' 53" E 113.15 feet;
- (2) N 24 deg. 54' 26" E 74.33 feet to a 1/2 inch iron  
rod found at the Northeast corner of said Lot 1,  
Owen II Subdivision, for a corner of this tract;

THENCE along the northwest line of said Lot 1, Owen II  
Subdivision, S 88 deg. 13' 22" W 76.84 feet to a 1/2 inch  
iron rod set at elevation 622.2 ft., for a corner of this  
tract;

THENCE crossing the said (9.80 Acre) tract, the following  
five (5) courses:

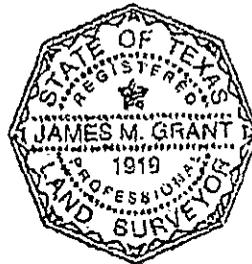
- (1) N 40 deg. 46' 59" E 156.07 feet to a 1/2 inch iron  
rod set;
- (2) N 44 deg. 27' 30" E 146.97 feet to a 1/2 inch iron  
rod set;
- (3) N 27 deg. 18' 44" E 59.90 feet to a 1/2 inch iron  
rod set;
- (4) N 14 deg. 02' 32" E 36.80 feet to a 1/2 inch iron  
rod set;
- (5) N 06 deg. 58' 09" W 608.80 feet to the PLACE OF  
BEGINNING, containing 173,779 Square feet or 3.989  
Acres of land.

SURVEYED: December 30, 1997

By:

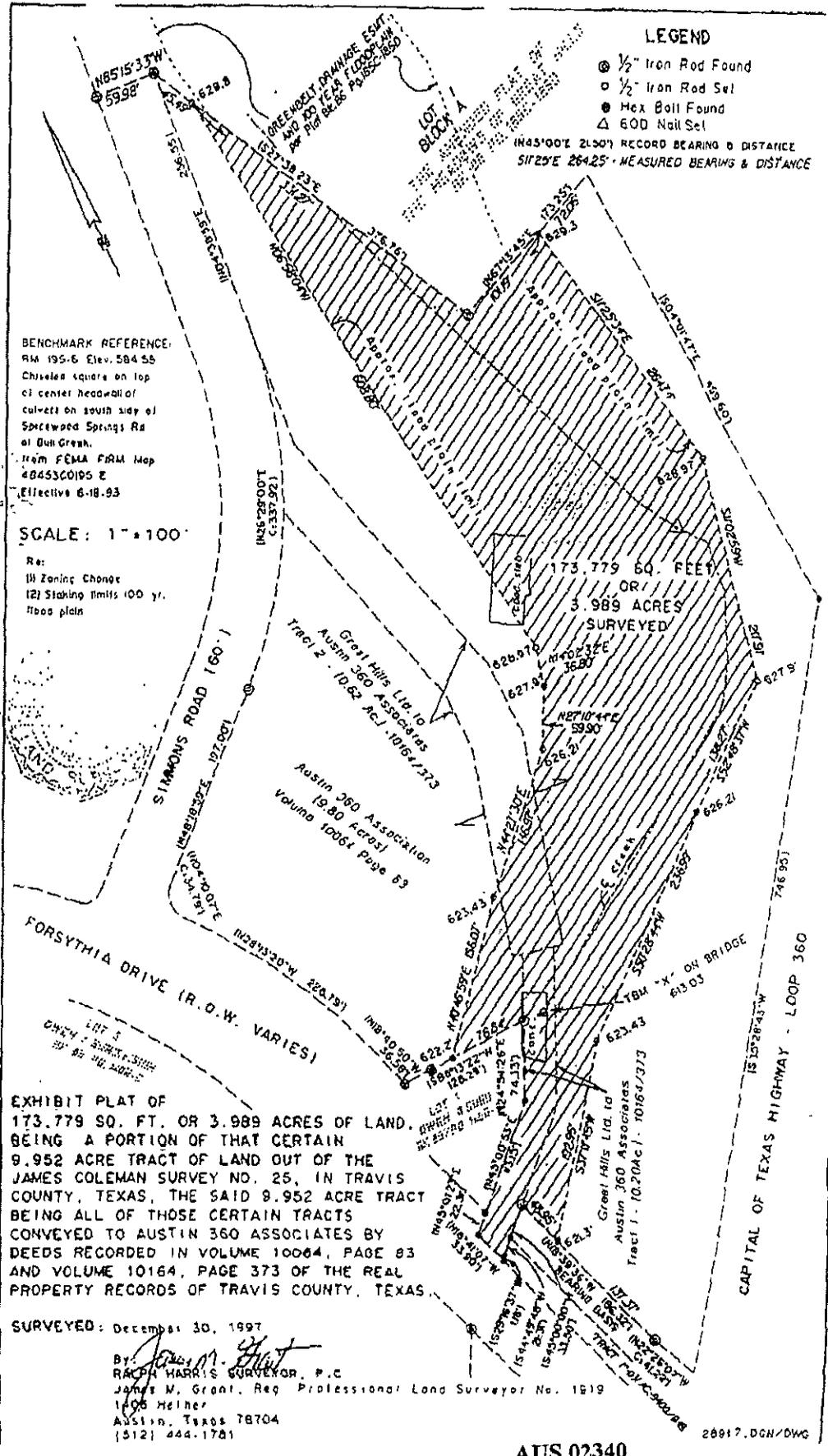
*James M. Grant*  
RALPH HARRIS SURVEYOR, P.C.  
James M. Grant, Reg. Professional Land Surveyor No. 1919  
1406 Hether  
Austin, Texas 78704  
(512) 444-1781

28917.pw



980115-F

AUS 02343



980115-F

28917.DGN/DWG

**SURVEY OF LOT 15, BLOCK 'X',  
GREAT HILLS, PHASE B, BLOCK 'X', LOT 15,  
RECORDED IN DOCUMENT NO. 200300284,  
OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS**

**EASEMENT LINE TABLE**

No	BEARING	DISTANCE	No	BEARING	DISTANCE
L12	S 11°57'14" E	55.64	L36	(N 04°38'03" E	118.54)
L13	S 15°18'41" E	63.67	L37	(N 18°38'31" W	19.85)
L14	S 42°38'49" E	29.30	L38	(N 47°47'37" E	380.23)
L15	S 17°34'20" E	112.01	L39	(N 30°52'27" E	137.40)
L16	S 09°02'27" E	74.18	L40	(N 42°07'27" E	108.00)
L17	S 05°56'44" W	38.21	L41	(N 53°22'27" E	47.00)
L18	S 61°43'03" E	39.43	L42	(N 22°00'27" E	158.89)
L19	S 27°38'28" E	71.15	L43	(N 15°12'43" W	427.85)
L20	S 07°52'56" W	89.19	L44	(S 05°22'19" E	53.90)
L21	S 50°48'30" W	57.39	L45	(N 43°51'19" E	106.00)
L22	S 53°53'40" W	48.79	L46	(S 46°08'41" E	80.00)
L23	S 43°56'35" W	67.01	L47	(S 43°11'19" W	115.00)
L24	S 63°20'35" W	40.85	L48	(S 15°20'54" W	35.94)
L25	S 42°31'32" W	82.27	L49	(S 62°00'25" E	140.00)
L26	S 24°45'58" W	46.73	L50	(S 27°58'25" W	25.00)
L27	S 41°46'49" W	192.47	L51	(N 62°00'25" W	48.00)
L28	S 41°13'57" W	161.43	L52	(S 27°58'35" W	30.00)
L29	S 31°30'35" W	93.51	L53	(N 82°00'26" W	95.39)
L30	S 49°29'57" W	95.70	L54	S 18°23'33" E	114.07
L31	S 15°38'00" W	59.78	L55	N 28°03'56" W	16.97
L32	S 19°25'19" E	82.24	L56	N 35°58'45" E	22.63
L33	(N 10°15'11" E	35.00)	L57	S 54°01'15" E	15.00
L34	(N 58°01'33" W	43.16)	L58	S 35°27'21" W	30.58
L35	(S 09°02'38" W	21.60)			

**EASEMENT CURVE TABLE**

No	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD
C1	07°09'14"	860.92	84.98	N 22°18'00" W	84.93
C2	1°18'50"	454.31	105.57	N 41°39'18" E	105.33
C3	06°57'14"	454.31	55.14	N 31°31'15" E	55.10

**CURVE TABLE**

No.	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD
C1	07°28'45"	345.05	45.04	N 22°27'34" W	45.01
C2	18°54'22"	680.82	224.59	N 28°08'35" W	223.57
C3	85°55'19"	20.00	29.99	N 05°21'28" E	27.28
C4	43°39'33"	454.31	348.18	N 28°28'55" E	337.87

**LINE TABLE**

No	BEARING	DISTANCE
L1	N 28°03'56" W	26.43
L2	N 18°36'31" W	171.57
L3	N 45°01'36" E	112.30
L4	N 24°50'34" E	74.73
L5	S 08°13'22" W	159.61
L6	N 18°41'27" W	27.50
L7	N 48°18'41" E	226.83

**TITLE COMMITMENT NOTE**

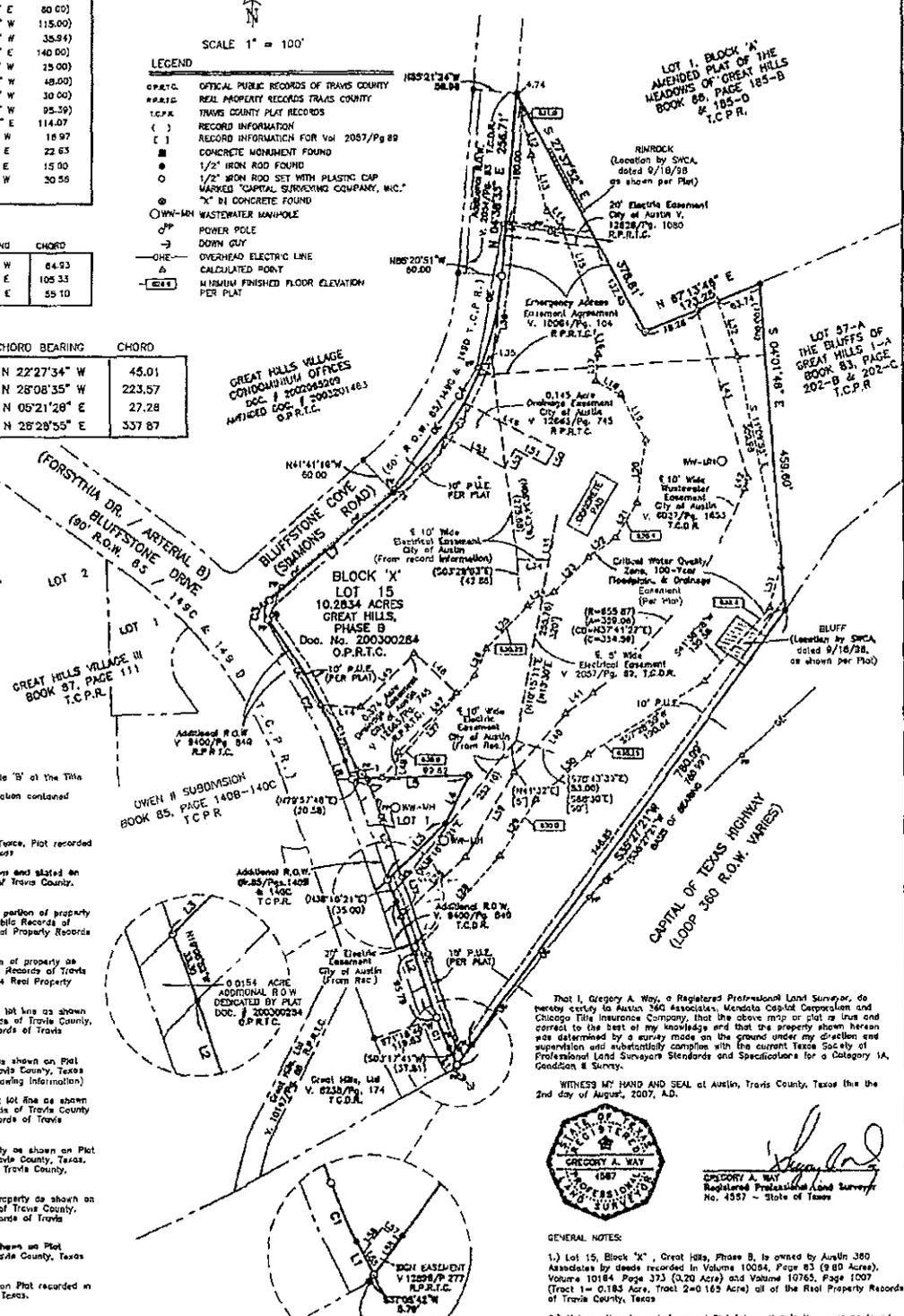
This survey was prepared using the information contained in Schedule 'B' of the Title Commitment prepared by Chicago Title Insurance Company, C.F. No. 44-808-00-000/02/23, dated June 5, 2007 and shows the information contained therein with the following exceptions or clarifications:

- The following restrictive covenants of record remain in effect:  
Volume 10084, Page 114 Real Property Records of Travis County, Texas, Plat recorded in Deed No. 200300284, Official Public Records of Travis County, Texas
- A 10' public utility easement along street property lines as shown and stated on Plat recorded in Document No. 200300284, Official Public Records of Travis County, Texas. (Shown hereon)
- A 20' electric easement across a portion of the most northerly portion of property as shown on Plat recorded in Document No. 12826, Page 1080, Real Property Records of Travis County, Texas. (Shown hereon)
- An emergency access easement across the most northerly portion of property as shown on Plat recorded in Document No. 200300284, Official Public Records of Travis County, Texas and granted in Volume 10084, Page 104, Real Property Records of Travis County, Texas. (Shown hereon)
- A drainage easement extending from a portion of the northmost lot line as shown on Plat recorded in Document No. 200300284, Official Public Records of Travis County, Texas and granted in Volume 12863, Page 745, Real Property Records of Travis County, Texas. (Shown hereon)
- A 10' electric easement across the center portion of property as shown on Plat recorded in Document No. 200300284, Official Public Records of Travis County, Texas and granted in Volume 10084, Page 104, Real Property Records of Travis County, Texas. (Shown hereon)
- A drainage easement extending from a portion of the southeast lot line as shown on Plat recorded in Document No. 200300284, Official Public Records of Travis County, Texas, and granted in Volume 12863, Page 745, Real Property Records of Travis County, Texas. (Shown hereon)
- A 10' wastewater easement across the center portion of property as shown on Plat recorded in Document No. 200300284, Official Public Records of Travis County, Texas, and granted in Volume 10027, Page 1623, Real Property Records of Travis County, Texas. (Shown hereon)
- A sign easement located at the most southerly lot corner of property as shown on Plat recorded in Document No. 200300284, Official Public Records of Travis County, Texas and granted in Volume 12828, Page 277, Real Property Records of Travis County, Texas. (Shown hereon)
- A bluff extending from a portion of the southeast lot line as shown on Plat recorded in Document No. 200300284, Official Public Records of Travis County, Texas. (Shown hereon)
- A critical quality zone across the center of property as shown on Plat recorded in Document No. 200300284, Official Public Records of Travis County, Texas. (Shown hereon)
- All of the terms, conditions and provisions of Emergency Access Easement Agreement, dated January 14, 1987, recorded in Volume 10084, Page 104, Real Property Records of Travis County, Texas (Shown hereon, same as note 14 above)
- An electrical easement granted to the City of Austin as recorded in Volume 2057, Page 83, Deed Records of Travis County, Texas (Shown hereon. Note: The 6' easement line along a portion of the same easement as the 10' electric easement described in this Note 17 above. The limits of the easement are defined by the dimensions shown in [ ] on survey)
- An electrical easement granted to the City of Austin as recorded in Volume 860, Page 29, Deed Records of Travis County, Texas (May Affect - Blanket eas unable to locate)

**LEGEND**

- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- REAL PROPERTY RECORDS TRAVIS COUNTY
- TRAVIS COUNTY PLAT RECORDS
- RECORD INFORMATION
- RECORD INFORMATION FOR Vol. 2057/Pg. 83
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY, INC."
- "X" IN CONCRETE FOUND
- OWN-USE WASTEWATER MANHOLE
- POWER POLE
- DOWN GUY
- OVERHEAD ELECTRIC LINE
- CALCULATED POINT
- MINIMUM FINISHED FLOOR ELEVATION PER PLAT

SCALE 1" = 100'



That I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify to Austin Metro Associates, Mendota Capital Corporation and Chicago Title Insurance Company, that the above map or plat is true and correct to the best of my knowledge and that the property shown hereon was determined by a survey made on the ground under my direction and supervision and substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition 8 Survey.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of August, 2007, A.D.



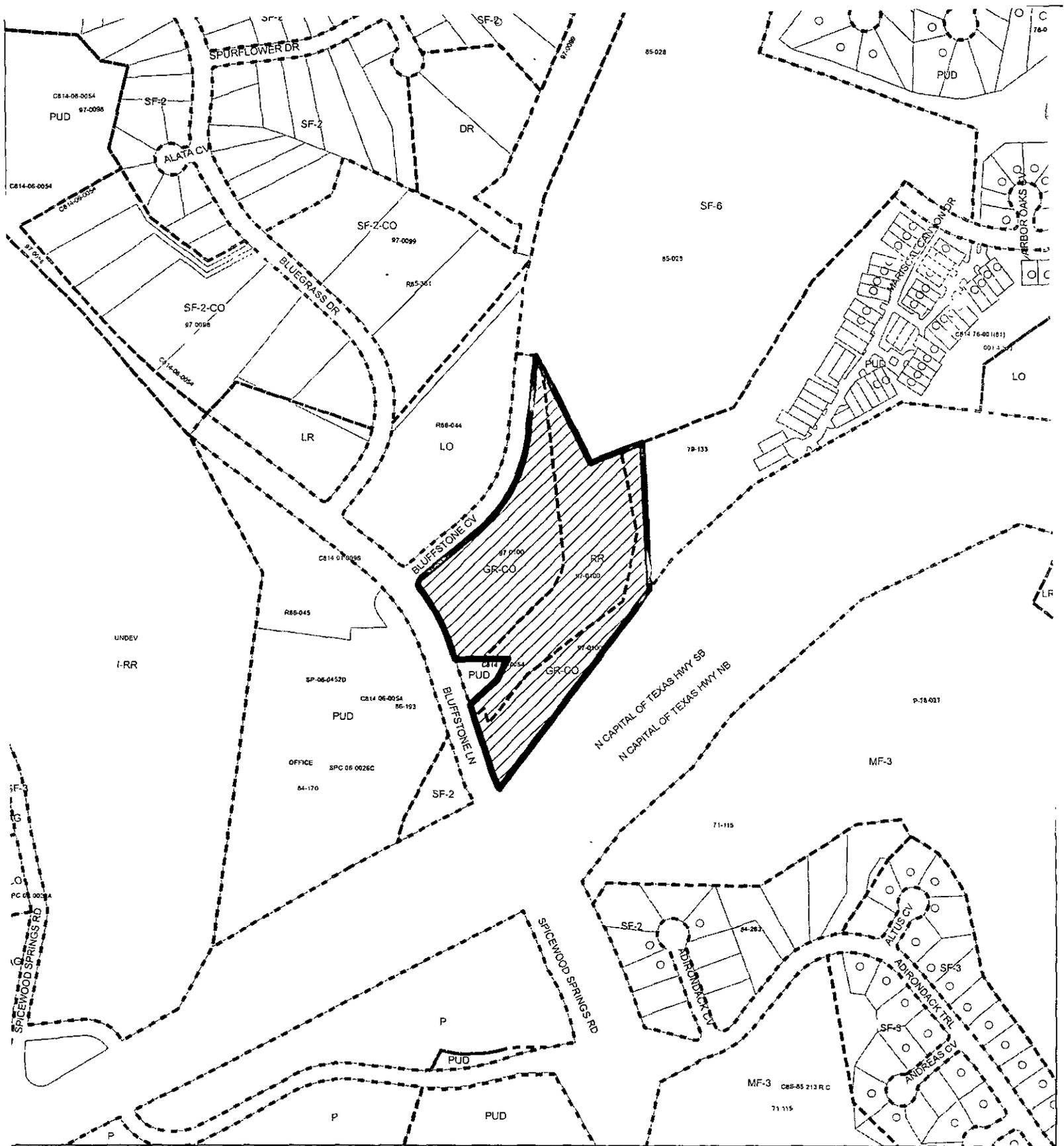
*Gregory A. Way*  
GREGORY A. WAY  
Registered Professional Land Surveyor  
No. 4557 - State of Texas

**GENERAL NOTES**

- Lot 15, Block 'X', Great Hills, Phase B, is owned by Austin Metro Associates by deeds recorded in Volume 10084, Page 83 (8.0 Acres), Volume 10184, Page 373 (3.20 Acres) and Volume 10765, Page 1007 (Tract 1 - 0.183 Acres, Tract 2 - 0.165 Acres) all of the Real Property Records of Travis County, Texas
- Unless otherwise noted, record Plat information is the same as listed

**ESCI**  
CAPITAL SURVEYING COMPANY  
INCORPORATED  
Survey & Map  
1101 Spang of Texas Highway South  
Austin, Texas 78748

DRAWN BY: GJW/KAL      SCALE: 1" = 100'      F.B.  
JOB NO.: 0751810      DATE: AUGUST 2, 2007      SHEET NO.  
DRAWING NO. 0751852      CRD #: 8853710.crd



**ZONING EXHIBIT 13**

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2011-0062  
 LOCATION: 8501 BLUFFSTONE CV  
 SUBJECT AREA: 10.28 ACRES  
 GRID: H32  
 MANAGER: SHERRI SIRWAITIS



1" = 400'

This map has been produced by the Communications Technology Management Dept on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.